

**Carlyon Beach Homeowners Association
Board Meeting Minutes
October 22, 2019**

Present: Matt Barnhart, Sandi Allen, Jeremy Madden, Dick Morton

Absent: Bill Allen, Lisa Krupp, Lars Swartling

I. Call to order at 7:00 by Matt Barnhart

II. Flag salute

III. Member Comments

- a. No members present tonight

IV. Approval of Minutes

Motion 1: Matt moved to approve the minutes of September 24, 2019. Seconded by Dick. Approved unanimously.

Motion 2: Matt moved to excuse the absence of Bill Allen, Lars Swartling, and Lisa Krupp from this meeting. Seconded by Dick. Approved unanimously.

V. Treasurer's Report: Sandi for Lisa

- a. (see attached)
- b. Dick talked about the history of the Pledge Funds & the fact that there is no historical motion to create these. He offered the 2014 Ballot Measure #3 (see attached). He suggests simplifying the bookkeeping, and therefore the reports related to expenses for vehicles, for example.

VI. Committee reports

- a. **President:** Matt talked about recharging the filters in the corner of the Park by having our crew swap out the field media at greatly reduced cost. The exact formula for said field media is readily available, as are the materials.
- b. **Roads:** Dick said the roads are in good shape for winter, with nothing new to report. He also wanted to raise the issue of the Clubhouse Parking Lot, and the cracks that are multiplying. Those cracks allow water under the asphalt and create more cracks that allow more water... We may have to make the Parking Lot a priority in next year's plan.
- c. **Water and Wastewater:** Jeremy reported the water and wastewater was in good shape.

- d. **Marina:** Sandi reported the latest addition to the permit, to include piling replacement as part of the long-range plan, has not yet received an answer from DNR. Matt commented that there is a WAC that spells out piling replacement & it will not disrupt our permitting journey.
- e. **Architecture:** Bill was not available for a report.
- f. **Parks and Recreation:** Lars was not available for a report.

VII. New Business

- a. Jeremy mentioned neither our bylaws nor rules and regs address damage to CBHA property by members/tenants. A tree pulled by a homeowner cracked a waterline in the CBHA right of way, which our crew then repaired.
- b. Jeremy is working to schedule the sheriff to come talk to the community about safety and security. This goes along with our study of the feasibility of installing a pillar with Carlyon Beach, Private Community, Cameras In Use, & built to hold the camera equipment, at both CBHA entrances.
- c. Jeremy also is lining up a speed trailer that will show the actual speed limit and flash the driver's speed. Neighborhoods that have used this educational tool have seen drivers lower their speed, at least for a while. All roads in Carlyon Beach are 20 MPH max speed.

VIII. Unfinished Business

- a. Matt made a statement about the empty manager position. Our bylaws say we will have a manager. Dick added that we need to shorten the list of what's needed, maybe change it for new needs. Matt said he would write an article for the newsletter to start a conversation with the community about what they want in a manager.
- b. Matt spoke with Bill Kysor, a past successful manager. Bill left for a better opportunity that he'd even mentioned might or might not get funded even before he took the CBHA job. He told Matt the most difficult aspects of working for CBHA were the lack of a 3rd office, so calls and customers were difficult to handle without impacting another employee, the pay is woefully low to attract what is essentially a city manager, as the water/waste water needs are not trivial. Our water lines are aging and repairs are constantly side-tracking other work.

Motion 3: Dick moved to study the installation of speed bumps at the entrance of Westwind Dr. Seconded by Sandi. Approved unanimously.

- c. **Rules and Regulations:** As not everyone had had the opportunity to review the most recent proposed changes, this will be taken up at a future Board meeting.

Motion 4: Sandi moved to adjourn at 8:33. Seconded by Matt. Approved unanimously.

Submitted by:

Handwritten signatures in blue ink. The first signature is "Sandi Allen" and the second is "Lisa Krupp".

Sandi Allen for Lisa Krupp
CBHA Secretary/Treasurer